

North Rainier Work Plan

* This framework structures future discussion between the community and City departments to create the shared Work Plan

	Goals	Policies	Strategies	Additional Details *
	Creating Choice for Living, Working and Recreating			
	1 Foster a vibrant business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Valley	1.A Encourage the inclusion of affordable commercial space in new development.	1 Strengthen the Rainier Valley Chamber of Commerce and encourage increased membership from local businesses so that business owners can work together and with the community to create a vibrant neighborhood business district that serves the community. The Chamber can also provide a venue for peer support and mentoring as well as a venue for its members to raise its concerns to the City and to pursue grants and technical assistance.	
			2 Look for opportunities in projects receiving City funding to create affordable commercial spaces.	
		1.B Encourage retail and services that are destination for customers from the Valley and beyond, as well as those that support daily needs of residents.	3 Support and expand the existing diverse mix of generally small scale businesses by:	
			§ Using design guidelines that provide guidance for creating business spaces that are culturally-appropriate (such as storefronts that open onto sidewalks).	
			§ Providing technical assistance to small businesses in retail corridor.	
			§ Providing access to financing for small businesses in retail corridor.	
			§ Encouraging membership in local business associations.	
			§ Encouraging peer support and mentoring.	
			4 Support partnerships to strengthen the business district, such as:	
			§ SCORE/Small Business Development Center/Community Capital Development	
			§ Community Capital Development	
			§ University of Washington Entrepreneurial Law Clinic	
			§ Rainier Valley Community Development Fund	
			§ HomeSight	
			5 Retain a grocery and pharmacy store in the Town Center.	
			6 Improve the existing town center and make it more inviting using the City's Neighborhood Business District Fund and Neighborhood Street Funds. Work with the community to identify projects and initiatives in which the community's effort would be matched by funds from the Neighborhood Matching Fund.	Improvements may include:
				· Streetscape amenities, such as benches and banners;
				· Activating public spaces with street vendors; and
				· Business district marketing map and brochure.
	2 Ethnic and cultural diversity is a continued presence in the businesses and community.	2.A Promote the location of cultural community centers and services in transit-accessible areas of the neighborhood.	1 Explore new and existing models of financing mixed-use development projects that provide affordable commercial space as well as affordable housing in City-funded mixed-use projects.	
			2 Promote the location of cultural community centers and services in the neighborhood.	
			3 Promote peer support, mentoring and technical assistance for businesses interested in broadening their market, and other means of improving their business capacity. This might also include increasing outreach of Rainier Valley Chamber to new and immigrant businesses, and support of the expansion of the African Business Association	
		2.B Provide technical and financial support to small businesses that meet the needs of the ethnic and cultural communities in the neighborhood.	4 Promote opportunities for cross-cultural integration among the business owners as well as among the broader community. Seek opportunities to create a vibrant, stable multi-cultural shopping area.	
		2.C Encourage community-based efforts for cross-cultural integration among business owners, as well as among the broader community.	5 Explore feasibility of using the Station Area Overlay or incentive zoning to create affordable commercial space.	
		2.D Encourage the construction of physical improvements and activity programming that are relevant to people with disabilities throughout the Town Center.	6 Implement programming and improvements that are culturally relevant to people with disabilities throughout the town center, such as innovative aesthetic enhancements to the public realm, parks that incorporate audible, visual and tactile configurations.	
			7 Support community-driven gathering activities that increase awareness and education of the community's multicultural population and create a multicultural identity and destination point for Seattle.	
	3 Development within the Town Center prioritizes housing that serves households across the range of incomes.	3.A Encourage a mix of home prices and sizes through active use of incentives, and funding.	1 Encourage and require mix of home prices and sizes through active use of incentive, direct City funding, and surplus property programs.	
			2 Leverage public funds to support affordable housing adjacent to light rail station.	
			3 Encourage affordable family sized homes through incentive, direct City funding, and surplus property programs.	
			4 Use City funding to leverage other funding to preserve existing and create new subsidized housing.	
			5 Apply Comprehensive Plan affordable housing targets to the North Rainier Urban Village and periodically evaluate progress.	
			6 Set affordable housing objectives and use incentives, direct City funding, and surplus property programs to fill gaps.	
	4 Promote the North Rainier Urban Village as a "Green Hub" providing green jobs and training, and green development.	4.A Support training programs and jobs in No Rainier, that capitalize on the green technology market in order to support the role of North Rainier as the hub urban village within the Rainier Valley.	1 Consider creating a green technology focused extension program by work with organizations such as the University of Washington.	
		4.B Identify and promote opportunities for green infrastructure and development	2 Build on the ring of green provided by Cheasty Greenspace and Mt. Baker Boulevard by stressing the use of complementary green building technologies in development regulations and incentives.	
			3 Continue to pursue zoning and design review changes that support the inclusion of green building components.	
			4 Look for opportunities for a Living Building Pilot Program project in North Rainier.	
			5 Complete a green infrastructure analysis exploring potential opportunities such as UW Laundry, Rainier Ave S redesign and stormwater facility work.	
			6 Consider building a "green" demonstration and education site for the community in relation to the green jobs and technology program that could provide visible, passive education about wind and solar technologies and other green building technologies to encourage engagement in green jobs or local use of alternative energy. This could also be a destination site that supports small businesses.	

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	5	A community that supports and provides opportunities for the neighborhood's youth.	5.A	In fulfilling its role as the hub urban village for the Rainier Valley, North Rainier should include training programs and jobs for youth that prepare them to for family wage jobs in the area and region.	1	Continue to fund programs that engage youth in positive and safe ways.	Youth in Focus who will offer six free photography classes for 40-50 underserved youth ages 13-19, taught by professional teaching artists. Seattle Chamber Players who will offer a ten-session composition workshop to students at Franklin High School. ☐ Northwest African American Museum to offer an 84-hour summer session for 15 underserved teens from Garfield, Franklin & Rainier Beach High School to create a public sculpture of Jimi Hendrix at the Jimi Hendrix Park using recycled materials.		
			5.B	Support positive and safe activities for youth.	2	Develop more coordinated information resources for youth to learn about and engage in various activities at a range of community service centers, learn about jobs and job training, as well as engage in supported physical activity in local green and open spaces.			
					3	Work more closely with local schools to create seamless access for youth to community amenities and services. Align activities with the Seattle Youth Violence Prevention Initiative and its supported services, activities, and conduits to opportunities.			
	6	A "ring of green" surrounding the urban village with strong connections to the greenbelts, boulevards and parks and augmented with a hierarchy of open spaces.	6.A	Seek to preserve environmentally sensitive hillsides, particularly those in the Cheasty Greenbelt, and seek to protect them from further residential development. (NR-P6)	1	A. Improve and augment the Cheasty and Mt Baker Boulevard network by:			
			6.B	Support partnerships with Parks, SDOT, DoN, utilities, nonprofit organizations and the community to enhance street-end stairs, and create safe trails where appropriate through the surrounding greenbelts.		§ improving street end stair;			
			6.C	Seek to enhance community pride through establishment of a multicultural community center, multicultural community festivals, youth mentoring, and other youth programs. (NR-P10)		§ constructing new trails from Beacon Hill to the town center that offer easier grades than those on streets such as S. McClellan St.; and			
			6.D	Design parks and open spaces and program them to accommodate users of diverse ages, interests and cultures.		§ enhancing the streetscape on S. McClellan Street.			
			6.E	Work with available resource include levy funds, general funds and partnerships with developer to create a heirarchy of publically accessible opens spaces. The spaces would address the gaps identified in the parks gaps analysis; this could encompass publically accessible private open spaces.		§ incorporating destination / active spaces along the network.			
			6.F	Support local agriculture and access to locally grown food through public mechansims such as P-Patches and the Cultivating Communities program, as well as non-profit and private mechanisms including farmers' markets and on-site landscaping.	2	Consider non-profit organizations or private developer in the establishment of a multi-cultural community facility.			
					3	Implement park programming and improvements that are culturally relevant to the neighborhood, such as increasing opportunities for soccer, and separate swimming tims for women.			
					4	Pursue the potential for acquiring new parks space within the urban village through the Parks and Green Spaces Levy funds for Neighborhood Park Acquisition.			
					5	Pursue the potential for acquiring new P-Patch community gardening space and urban agriculture space as part of and in addition to the 2008 Parks and Green Spaces Levy,			
					6	Implement the Parks and Green Spaces Levy project to renovate and improve Atlantic Street Playground.			
					7	Implement the Parks and Green Spaces Levy project to renovate and improve Rainier Park Playground.			
					8	Use opportunities, such as the 2008 Parks and Green Spaces Levy project at Children's Play Garden and other Park's programs to increase accessibility and to create open spaces that are relevant to people with disabilities.			
					9	Continue to implement the Pro Parks Levy designs for Jimi Hendrix Park, including elements that improve connections to the Northwest African American Museum and the surrounding neighborhood.			
					10	As funding becomes available create additional children's structured and unstructured play areas.			
					11	Increase the vibrancy and safety of the public realm with wider sidewalks, landscaping and pedestrian lighting.			
					12	Promote the development of more P-Patches and other methods to increase access to locally based food sources and to build community.			
	7	North Rainier is known as a safe and hospitable neighborhood through its residents' increased awareness of community-based crime prevention programs. (NR-G10)	7.A	Promote uses around transit facilities such as businesses open into the evening hours.and housing that provides "eyes on the street."	1	Create neighborhood design guidelines that emphasize pedestrian-friendly elements in new developments and ensure "eyes on the street".			
			7.B	Seek opportunities for the community and the Seattle Police Department to strengthen partnerships.	2	Provide sufficient police presence around transit facilities until the time that the level of development provides sufficient activity to reduce the need for police presence.			
					3	Define and protect emergency access routes to and through the town center for reliable access by police and fire vehicles.			
					4	Increase the mix of uses and residential density in the town center to increase the numbers of people using the public spaces including the sidewalks.			
					5	Build positive working relationship between the community and Seattle Police Department.			
					6	Complete a Health Impact Assessment to increase the success of implementation at reducing disparities in health.			
					7	Install pedestrian scale lighting throughout the Town Center, that through design and color distiguish it as a vital pedestrian area.			
					8	Support community-based projects that include activities that positively impact public safety issues including the development of community groups that share information and education about public safety as well as groups that implement programs or physical improvement projects, such as litter clean up, festivals, gatherings paces, public art, lighting improvements, banners for business districts, etc.			
Shaping a Transit Oriented Town Center									

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	1 A Town Center that concentrates housing, commercial, services and employment; that is well served by transit and non-motorized options; and that is well designed and attractive to pedestrians.	1.A Foster development of a shopping dstrict comprised of businesses that provide products and services that meet the needs of neighborhood residents from different cultural backgrounds.	1 Use mechanisms such as urban design framework plans, neighborhood design guidelines, and street design plans to describe the desired form of future development.	a The framework plan should address key development opportunities where additional development capacity is being considered such as the Lowes site and QFC sites. Plan elements could include: building height options; incentive features; break down scale of super blocks to create balance of inwardly and outwardly focused development; open space; and pedestrian connections
	A vibrant, business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Valley.	1.B Assess utility capacity within the Town Center for its ability to support future density.	2 Create neighborhood design guidelines and an urban design framework plan for North Rainier Town Center area. Plan elements could include: ▣ building height options; ▣ incentive features; ▣ breaking down scale of super blocks to create a balance of inwardly and outwardly focused development; ▣ use of green building strategies such as those that address drainage, building efficiency; tree canopy; and opportunities for district energy systems; ▣ open space that invite people to gather and to engage in physical activity; ▣ pedestrian connections and sidewalk widths; and ▣ guidelines to help ensure that new housing doesn’t create a “wall” of undesirable facades that is counter to the feel of the neighborhood.	b Create neighborhood design guidelines that help implement the urban design framework plan for North Rainier Town Center area. Consider height options for the referrebncd sites that allow a broad range of development options.
		1.C Strengthen local business associations that include and/or support the presence and growth of businesses owned by ethnic and minority community members.	3 Through processes that engage community stakeholders consider and evaluate the application of zoning designations and related development regulations that are most likely to achieve the urban design framwork plan. Include evaluation of new tools as they become available. Rezone key opportunity sites to encourage redevelopment of parcels around the light rail station in a manner that incorporates housing, commercial services (such as a grocery store and small businesses) and amenities. See page ____ (graphic centerfold in update document)	
		1.D Support and expand the existing diverse mix of generally small scale businesses.	4 Evaluate a height increase within the Town Center. See page ____ (graphic centerfold in update document)	c Adopt changes in Land Use Map
		1.E Include in the urban village and rezone a portion of single family area located between 24th and 25th Ave S and north of S. McClellan St., to a multi-family zone within the Station Area Overlay that would allow more dense residential development.	5 5. Address zoning on west side of Rainier Ave S. immediately south of S. Walden. There are eight single family parcels zoned NC3-65 and L-3. Rezone these parcels to be more consistent with adjacent properties.	e
		1.F Within mixed use zones in the Station Area Overlay District, define and support minimum residential densities that must be achieved in new buildings in order to create the critical mass of people and activity for a Town Center.	6 6. Expand the Town Center area to focus new mixed use development south of S Bayview Street and north of S. Byron Street.	
			7 Consider including within the urban village a portion of single-family area located between 24th and 25th Ave S and north of S. McClellan St., and rezoning consistent with adjacent zoning, to allow more compact residential development.	
			8 Within mixed use zones in the Station Area Overlay District, define and support minimum residential densities that must be achieved in new buildings in order to create the critical mass of people and activity for a Town Center.	
			9 Maintain ongoing collaboration with Sound Transit, King Country Metro, property owners, and community members to pursue redevelopment opportunities in the station area, such as surplus Sound Transit parcels and the Metro bus layover, to create dense, mixed-uses that establishe a vital pedestrian environment provide affordable housing, and support the development of small businesses.	c
			10 Continue to pursue redevelopment of the triangle block containing the bus transfer facility. Possible solutions could include undertaking a joint development project incorporating the bus transfer facility, or finding a new location for the bus transfer facility on the west side of Rainier Ave S and redeveloping the block.	
			11 Pursue opportunities to create a multicultural shopping area/center/market.	
			12 Work with Seattle City Light and Seattle Public Utilities when considering changes to zoning to evaluate if there are area-specific capacity problems resulting from the potential <u>increase in development capacity</u> .	
			13 Encourage the use of City grant programs to improve the town center and make it more inviting.	
	2 neighborhood served by a network of <u>safe</u> streets with amenities for pedestrians and bicyclists. (NR-G3 A)	2.A Create seamless pedestrian and bicycle links within the Town Center, and to the surrounding community facilities.	1 Create a pedestrian network of pathways throughout the town center, connecting retail, services and light rail station.	
		2.B Prioritize development of universally accessible routes between the Town Center and locations such as Lighthouse for the Blind and Center Park.	Implementation of the Southeast Transportation Study (SETS)	Prioritize routes on which to achieve universal accessibility and identify them in the urban design framwork plan.
		2.C Ensure standards for new development projects accommodate a vibrant pedestrian environment throughout the Town Center.	Work with property owners and developers to break up the large block and/or parcels into smaller pieces.	Focus on projects #10 and #11 to calm traffic and improve the streetscape along S McClellan St from 23rd Ave S to Mt. Baker Blvd. The projects include: relocating utility poles and signal controller cabinets where necessary to ensure a clear walking path; adding a missing sidewalk link; widening sidewalks; installing planting strips; installing curb extensions; and adding pedestrian lighting. Additional work may include working with Metro to relocate trolley wire poles out of the pedestrian pathway.
		2.D Enhance access throughout the town center for people of all ages and abilities.	Complete the sidewalk network to make better connections between destinations.	
			Enhance access throughout the town center for people of all ages and abilities.	
			Identify sites that would benefit from unique art or pavement treatments to support a vibrant walking environment.	
			2 Identify desired off-street circulation patterns and work with developers of large parcels to create internal circulation that promotes walking within developments and between the sites.	Address the provision walking routes through the sites and connections to the surrounding street grid, as well as consolidating the number of driveways as redevelopment occurs to provide an improved pedestrian environment.
			3 Modify the Land Use Code to define minimum widths for sidewalk s and landscaped planting strips on all streets in station areas with pedestrian designations	Pay particular attention to connections to transit and shopping areas from the Lighthouse for the Blind and the Center Park.
			4 Improve street ends to create more connections between neighborhoods.	
			5 Create a more secure environment for people and business using the Crime Prevention Through Environmental Design (CPTED) principles to enliven temporarily vacant sites.	
			6 Create active, family-oriented spaces within the Town Center to invite positive use that enhances public safety.	

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	3 Development of Rainier Avenue South as a highly functioning, multi-modal boulevard style street "complete streets" which serves as the spine of the Rainier Valley, and retains its existing vistas of Mount Rainier. NR-G4A	3.A NR-P13 Promote alternative transportation programs, such as bicycle commuting, local hiring, van pools, and transit ridership. Consider penalties for businesses that do not comply with Commute Trip Reduction requirements.	1 Implement Southeast Transportation Study (SETS) which serves as the blueprint for programming transportation improvements in SE Seattle.	
	Development of Martin Luther King Jr. Way as a landscaped boulevard-style street "complete streets", and part of the neighborhood' s network of streets with amenities for pedestrians, bicyclists, and transit riders. NR-G4B	3.B Support actions that improve the pedestrian and transit functions along Rainier Avenue S between S Bayview Street and MLK Jr. Way S so that the section becomes more of a local main street for the North Rainier neighborhood.	2 Use the Pedestrian Master Plan as a tool for prioritizing pedestrian improvements and Neighborhood Street Fund projects.	
	A transformed Rainier Avenue S between S Bayview Street and MLK Jr. Way S to that functions as a pedestrian oriented main street.		3 Use the Bicycle Master Plan as a tool for prioritizing bicycle improvements.	
			4 Continue to pursue bicycle route along Rainier Ave S or parallel street that takes advantage of the flat grade in the valley floor.	
			5 Look for opportunities to develop transportation corridors that might encompass several roads. For example, consider if Chief Sealth trail can function as the major north/ south bike route, enhancing the connections from it to commercial areas.	
			6 Consider adding destination spaces along Chief Sealth Trail, such as play areas, community gardens and pocket parks to encourage use.	
			7 Use health impact assessments to help ensure that transportation projects consider accessibility, livability and health quality.	
			8 A. Evaluate an "MLK re-route" that would route thru-traffic from Rainier Ave S to MLK Jr. Way S from the Rainier Ave S/MLK Jr. Way S intersection.	§ This strategy calls for the rerouting of thru-traffic from Rainier Ave S to MLK Jr. Way S. at the Rainier Ave S and MLK Jr. Way S intersection and back to Rainier Ave S by way of S Bayview St. (Note: The re-route strategy would require more detailed modeling and operational analysis to understand the traffic volumes that would be diverted, effects upon congestion especially at intersections, geometric requirements, and the need to acquire additional rights-of-way (ROW). Both existing and future conditions would need to be studied before any decision were made about this alternative. Currently, there is no funding for such an analysis, and engineering, design, or construction.)
			9 Develop street design cross-sections for Rainier Ave. S that support a more pedestrian-oriented shopping area.	SDOT will complete a conceptual design for Rainier Ave S from the Rainier Ave S and MLK Jr. Way intersection to S Bayview St which shows a possible new cross-section that includes landscaped median where possible, and other features such as a parking lane. This design would require additional ROW from private landowners. (Note: Before any design alterations could be accomplished, SDOT would have to conduct an operational analysis of any proposed changes. This analysis would include impacts upon levels of congestion, especially at intersections, and transit speed and reliability. Both existing and future conditions may need to be studied. Currently, there is no funding for such an analysis, and for engineering, design, or construction.)